



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU16-00035 Mesquite Trails Unit Eleven Replat A  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 14, 2016  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** East of Joe Battle and South of Vista Del Sol  
**Acreage:** 28  
**Rep District:** 6  
**Existing Use:** Vacant  
**Existing Zoning:** R-3A (Residential)  
**Proposed Zoning:** R-3A (Residential)  
**Nearest Park:** Burning Mesquite Park (.18 mi.)  
**Nearest School:** John Drugan Elementary School (.62 mi.)  
**Park Fees Required:** None  
**Impact Fee Area:** N/A  
**Property Owner:** Americas Loop 375 Joint Venture  
**Applicant:** Americas Loop 375 Joint Venture  
**Representative:** CEA Group, Inc

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / Single-Family  
**South:** R-3A (Residential) / Vacant  
**East:** ETJ / Vacant  
**West:** R-3A (Residential) / Single-Family

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 28 acres of vacant land for 159 single-family residential lots ranging from 5,500 to 8,100 square feet. Primary access to the subdivision is proposed from Sun Fire Boulevard with a second point of access to the north via Greg Martinez Road. This development lies within the Paseos Del Sol land study and is vested under the former subdivision code. The reason for this replat is to reconfigure lots to a minimum of 5500 square feet as opposed to the originally platted 5000 square feet. Additionally 2 larger blocks will be reduced in size by the extension of Globe Mallow Drive.

The applicant is requesting the following modifications:

1. To allow a 52 foot right-of-way with 32 feet of pavement and 5-foot sidewalks and 5-foot parkways.
2. To allow a 48 foot right-of-way with 28 feet of pavement and 5-foot sidewalks and 5-foot

The proposed street cross sections are consistent with the current code requirements.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends approval of Mesquite Trails Unit Eleven Replat A on a Resubdivision Combination basis subject to the following comments.

### **Planning Division Recommendation**

Planning recommends approval of Mesquite Trails Unit Eleven Replat A subject to the following comments:

Planning recommends Approval of the modification and condition. As per Section 19.04.170 (Modification of conditions):

*A.3 The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.*

### **Plan El Paso Goals & Policies**

The proposed application complies with the following Plan El Paso Goals and Policies:

- Goal 2.3: The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.
  - Policy 2.3.3: The following street connectivity principles should be considered through amendments to Title 19 of the City's code:
    - A. A meaningful increase in the required link-to-node ratio for Roadway Network Connectivity from the current 1.4 to increase the density of intersections.
    - B. Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.

The applicant's proposal includes 5 foot landscaped buffers with street trees along all local streets. The purpose for the replat reduces block perimeters and increases the connectivity index of the proposed subdivision.

### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Label existing contour elevation numbers on preliminary plat.
2. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
3. Show the slope at 2% minimum as per City's Design Construction Standards on the street cross-section for the 48-foot R.O.W.
4. All downstream storm water management facilities must be in place prior to or concurrently with development of the subject subdivision.

#### **Capital Improvement Program – Parks**

We have reviewed **Mesquite Trails #11 Replat "A"**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision replat is composed of **140** residential lots zoned "R3/a" which is not increasing density as evidenced by the original subdivision plat and this replat therefore, this replat meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

#### **19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

**A.** A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

#### **Capital Improvement Program – Transportation**

No comments received.

#### **El Paso Water Utilities**

We have reviewed the subdivision and provide the following comments:

##### **Water:**

1. A looped water system extension will be required to provide service to the proposed subdivision along the new streets from existing stub-outs located along the east side of Honey Mesquite Street, Mary Stevens Drive, Arrow Weed Drive, Blue Heron Drive, Glove Mallow Drive and Blazing Star Drive. All costs associated with the extensions of water mains are the responsibility of the Owner/Developer.

##### **Sanitary Sewer:**

2. There is an existing 12-inch diameter sanitary sewer main located along the west side of Sun Fire Boulevard, approximately 30 feet east of and parallel to the western right-of-way line of Sun Fire Boulevard. This sanitary sewer main reduces to 8-inch diameter

sanitary sewer main at north of Blue Heron Drive. There is an existing 8-inch diameter stub-out from the existing 12-inch diameter sanitary sewer main along Sun Fire Blvd. east to Globe Mallow Drive. Main extensions are required to provide services to the subdivision. All costs associated with the extensions of sewer mains are the responsibility of the Owner/Developer.

3. There is an existing 18-inch diameter sanitary sewer stub-out east to Blazing Star. This 18-inch diameter sanitary sewer main is to be extended east to connect to the 42-inch sewer interceptor to provide service to the subdivision. All costs associated with the extensions of sewer mains are the responsibility of the Owner/Developer.
4. There is an existing 42-inch diameter sewer interceptor located approximately 5-feet east of the eastern boundary line of the subdivision. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

**General:**

5. Annexation fees are due at the time of new service application for individual water meters within the subject property.
6. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Streets and Maintenance Department**

No comments received.

**El Paso Electric Company**

No comments Received.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**Texas Gas Company**  
No comments received.

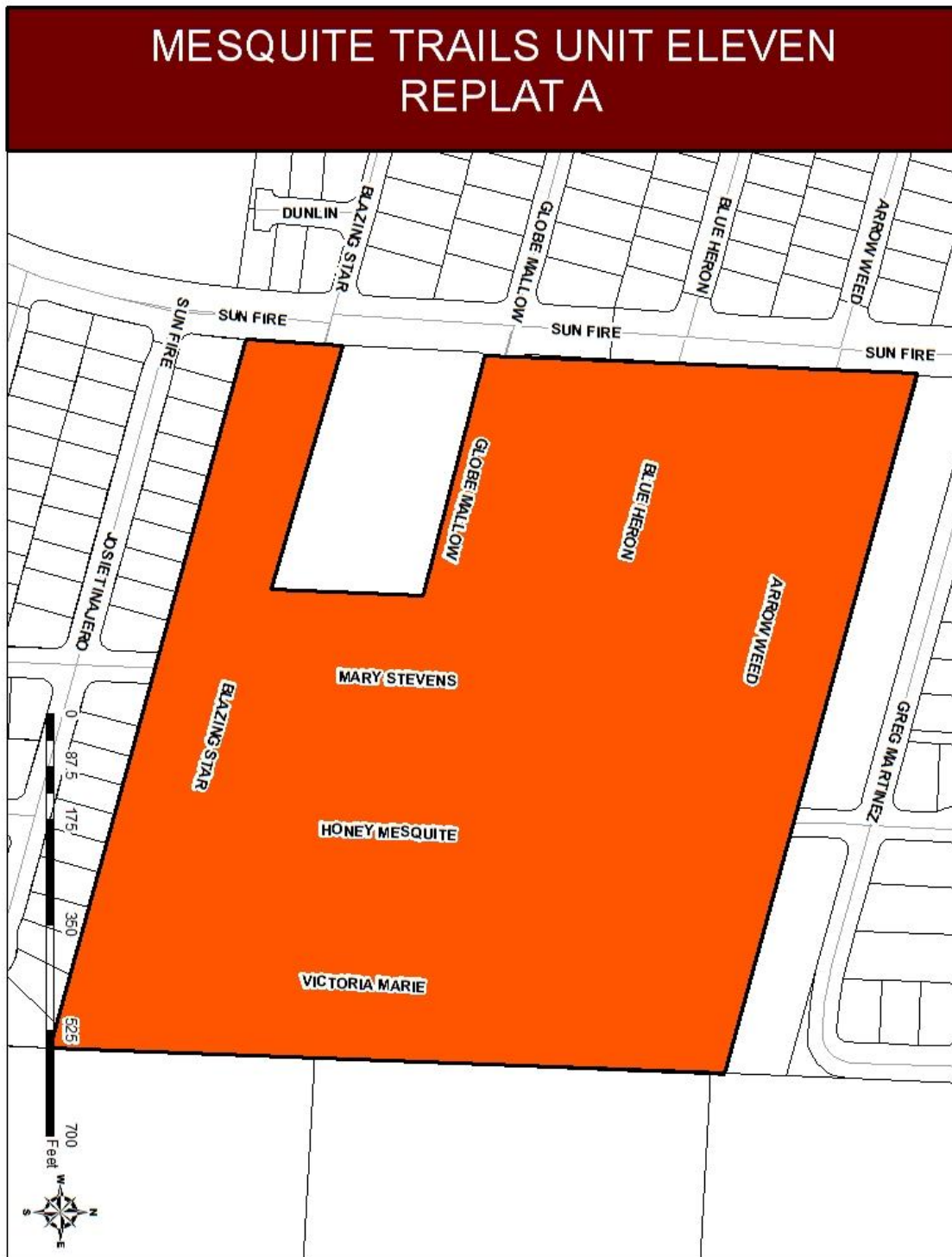
**Additional Requirements and General Comments:**

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

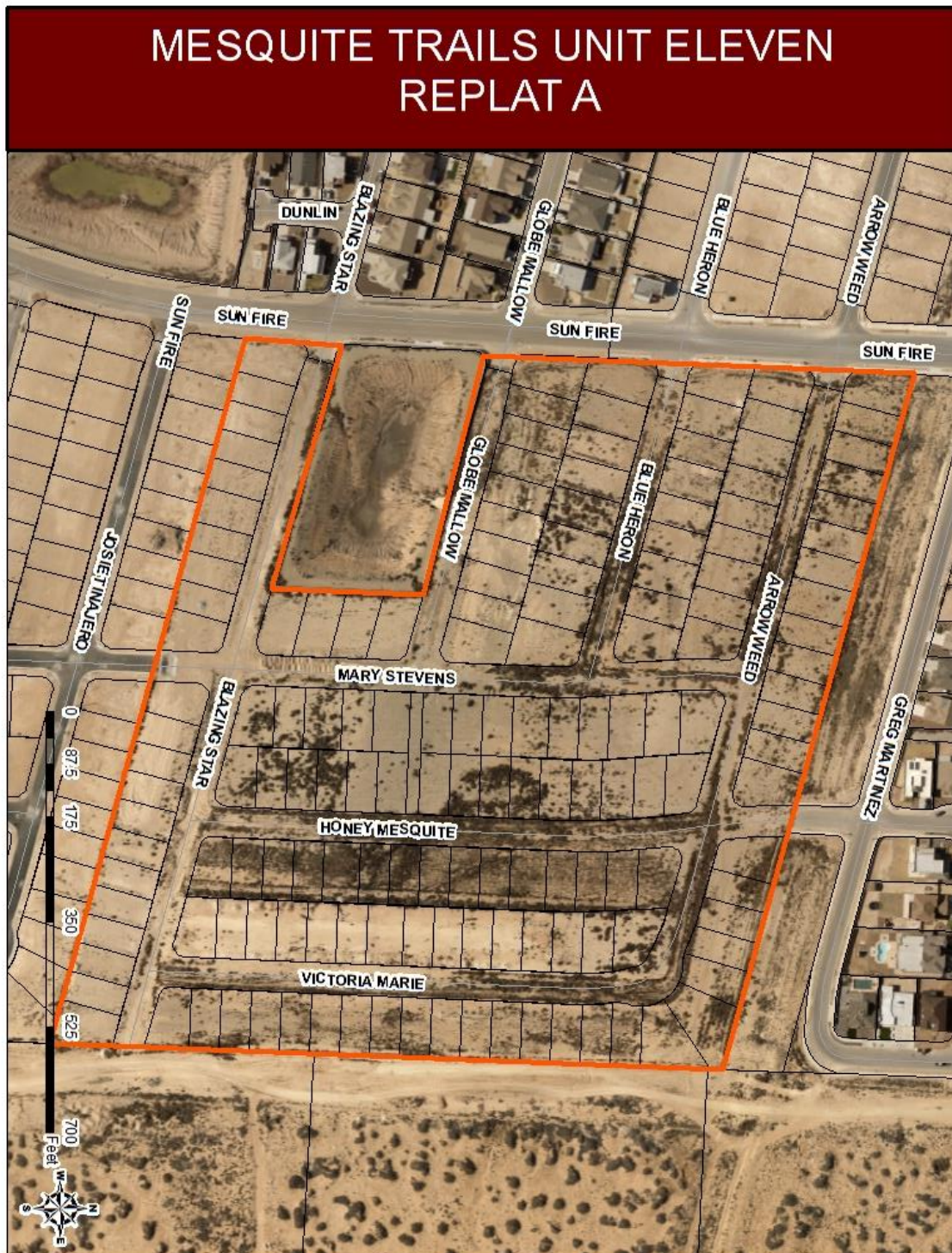
1. Location map
2. Aerial map
3. Final Plat
4. Preliminary Plat
5. Application
6. Exception Request

ATTACHMENT 1





ATTACHMENT 2







[illegible]



## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 5/31/2016 FILE NO. SUSU16-00038  
SUBDIVISION NAME: Mesquite Trails Unit Eleven Replat A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a replat of all Mesquite Trails Unit Eleven and a portion of Sun Fire Boulevard, within  
Mesquite Trails Units Two and Eight, City of El Paso, El Paso County, Texas
2. Property Land Uses:
- |               | ACRES        | SITES      |                       | ACRES        | SITES      |
|---------------|--------------|------------|-----------------------|--------------|------------|
| Single-family | <u>20.59</u> | <u>140</u> | Office                |              |            |
| Duplex        |              |            | Street & Alley        | <u>7.41</u>  | <u>7</u>   |
| Apartment     |              |            | Ponding & Drainage    |              |            |
| Mobile Home   |              |            | Institutional         |              |            |
| P.U.D.        |              |            | Other (specify below) |              |            |
| Park          |              |            |                       |              |            |
| School        |              |            |                       |              |            |
| Commercial    |              |            | Total No. Sites       |              | <u>147</u> |
| Industrial    |              |            | Total (Gross) Acreage | <u>28.00</u> |            |
3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow and proposed storm drain to discharge into an existing ponding area
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No \_\_\_\_\_
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception  
See attached modification letter request
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No \_\_\_\_\_
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Americas Loop 375 Joint Venture, 4712 Woodrow Bean Ste. A El Paso Tx (915) 821-3550  
(Name & Address) (Zip) (Phone)
13. Developer Tropicana Development, 4712 Woodrow Bean Ste. A El Paso Tx 79924 (915) 821-3550  
(Name & Address) (Zip) (Phone)
14. Engineer cea group, 4712 Woodrow Bean Ste. F El Paso TX. 79924 (915) 544-5232  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
technology fee has been added to all  
Planning application fees.*

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE  
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

## ATTACHMENT 6



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: [www.ceagroup.net](http://www.ceagroup.net)

May 31, 2016

City of El Paso-Planning and Inspections Department  
One-Stop-Shop  
811 Texas Avenue  
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz  
Planner

Reference: Mesquite Trails Unit Eleven Replat A – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Modification No. 2: 48 foot Roadway

This modification shall consist of a 48 foot roadway cross-sections with (2) 14-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the printed name.

Jorge L. Azcarate, P.E.  
Project Manager

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Ac/Ac

engineers • architects • planners